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Sales | Lettings



# Welcome to Wantage Road

An impressive five bedroom detached bungalow situated in the village of Rowstock on a large garden plot of approximately one acre.

The property offers an impressive amount of family living space with ample storage throughout the property. With welcoming porch leading into the spacious hall we have access to all areas of the property. The impressively large kitchen with generous storage and island leads into the utility room with space for white goods and access to the cloakroom and a door leading out in to the garden. From the utility room there is access to one of the double bedrooms which is currently used as a home office. The spacious lounge has a feature fireplace with working open log fire and a step down leads us into the very generous dining room again with a feature fireplace and working log fire and doors leading out to the patio area and garden. The main bedroom has generous en-suite with both bath and shower. There are a further three double bedrooms and the modern family bathroom.

The property benefits from very generous driveway parking for at least 8 cars with access to the side of the property leading to the double garage. The impressive garden has a stable block and there is a woodland area with wooden cabin.



## Discover the Heart of Your Future Home

- Impressive detached bungalow with generous garden and woodland area complete with stable block and wooden cabin. There is generous parking and gated access to the double garage.
- Generous dining room with doors leading out into the garden. There is an open working fireplace in the dining room.
- The property is situated with a bridleway behind which leads directly to the pub in East Hendred and local walks.
- With easy access to the A34, Milton Park and Harwell Innovation Centre on a bus route to Didcot Parkway, Didcot, Wantage and Newbury.
- Additional room which could be a fifth bedroom or home office, additional reception room or play room.

|   |                                                                                     |            |                  |          |
|---|-------------------------------------------------------------------------------------|------------|------------------|----------|
| 5 |  | Bedrooms   | Council tax band | F        |
| 2 |  | Receptions | Tenure           | Freehold |
| 2 |  | Bathrooms  | EPC rating       | C        |





Generous dining room with a feature fireplace and working log fire and doors leading out to the patio area and garden







The main bedroom has generous en-suite with both bath and shower, there are a further three double bedrooms and the modern family bathroom





## Location:

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Rowstock is a conveniently placed Oxfordshire village giving excellent access to the A34 which in turn leads to the M4 and M40 motorways. The town of Didcot is about two and a half miles away, and provides fast and regular rail service to London Paddington in approximately 40 minutes, as well as having comprehensive shopping and leisure facilities.

If you're after a rural retreat that's just five minutes from the train station, then Woodside location is hard to beat. You can enjoy all that the countryside has to offer here; long walks to country pubs, farm shops, wide open spaces, fresh air and pretty nearby villages to explore, but without feeling isolated.







## Exterior Space

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The very generous garden of approximately an acre is laid to lawn with mature trees around the perimeter.

The stable block provides additional storage or the opportunity for conversion to annexe or home office (subject to relevant planning permissions being obtained).

The woodland area at the end of the garden has hosts of bluebells and snowdrops.

## Viewing Arrangements

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Viewing arrangements are strictly via Hodsons Estate Agents, please call 01235 511406.







# Wantage Road, OX11

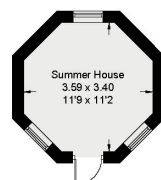
Approximate Gross Internal Area = 214.50 sq m / 2309 sq ft

Garage = 30.30 sq m / 326 sq ft

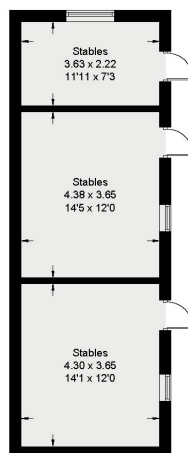
Outbuilding = 51.20 sq m / 551 sq ft

Total = 296.0 sq m / 3186 sq ft

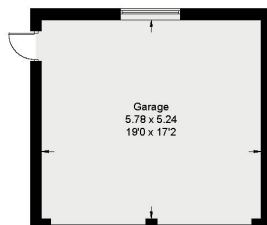
For identification only - Not to scale



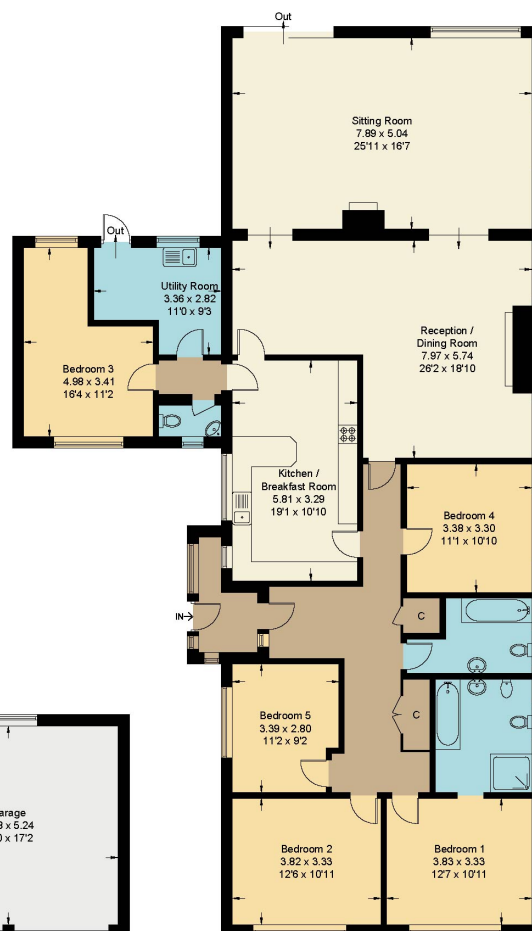
Outbuilding



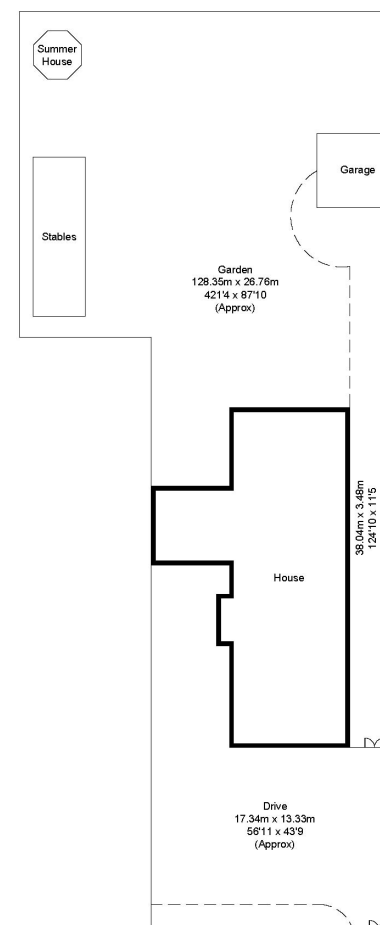
Outbuilding



Garage



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards.

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